

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

AUGRES HOUSE DUMARESQ STREET ST HELIER



**FIRST FLOOR FRONT OFFICE
APPROXIMATELY 484 SQ.FT.**

TO LET

AUGRES HOUSE DUMARESQ STREET

LOCATION

The property is located in the heart of St Helier's Central Business District.

We attach a location plan for reference purposes.

DESCRIPTION

The property is a four storey, purpose built commercial structure benefitting from storage and a communal entrance at ground floor level servicing the three floors of offices above.

The available premises are situated at first floor level via staircase access.

The offices benefit from the following general amenities:-

- Suspended ceilings;
- Integral fluorescent lighting;
- Electric heating;
- Double glazing;
- WC facility.

ACCOMMODATION

The approximate area of the accommodation is 484 sq.ft.

TENURE

The premises are available by way of a new flexible licence agreement, with the rent at only £15 per sq.ft, plus a fair proportion of rates and building insurance.

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OCCUPATION

Immediately on completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

VIEWING

By contacting the vendor's agent:

Alistair M Sarre BSc MRICS or Annie Bolle-Jones

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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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